

**TOWN OF DAVIE
TOWN COUNCIL AGENDA REPORT**

TO: Mayor and Councilmembers

FROM/PHONE: Marcie Nolan, AICP, Acting Development Services Director/
(954) 797-1101

PREPARED BY: Lise Bazinet, Planner II

SUBJECT: Quasi Judicial Hearing, Variance Application: V 7-2-07/07-
118/Matt Gulla/Generally located on SW 132nd Avenue between SW 16th Court and SW
14th Place.

AFFECTED DISTRICT: District 4

ITEM REQUEST: **Schedule for Council Meeting**

TITLE OF AGENDA ITEM: V 7-2-07/07-118/Matt Gulla

REPORT IN BRIEF: The petitioner is requesting a variance FROM: Section §12-33(A)(7)(b) Unenclosed pools or screen enclosed pools may be placed in a required rear yard subject to the limitations bellow, but shall not be placed in a required front, side, or street side yard TO: allow a pool to be located in the required 30 foot street side yard setback and to provide an 11 foot setback as opposed to the code required 30 foot street side yard setback.

The granting of this variance will allow the applicant to encroach into the required street side setback to rebuild and expand a pool within the yard of an existing residence located at the corner of 132nd Avenue and 16th Court. The applicant is requesting the variance to allow the proposed pool as shown in the site plan attached. There is an existing chain link fence and approximately eight (8) foot high hedges along 132nd Avenue, blocking the view to the back yard area

PREVIOUS ACTIONS: n/a

CONCURRENCES:

At the November 14, 2007 Planning & Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. Busey, to approve. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – no. **(Motion carried 4-1).**

FISCAL IMPACT: not applicable

Has request been budgeted? n/a

RECOMMENDATION(S):

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

Attachment(s): Planning Report

Application: V 7-2-07/07-118/Matt Gulla

Original Report Date: 11/06/07
11/19/07

Revision(s):

Name: Matt Gulla
Address: 13201 SW 16th Court
City: Davie, Florida 33325
Phone: (954) 325-9100
Fax: (954) 707-4401

Background Information

Date of Notification:
Notifications: 179

November 7, 2007

Number of

Petitioner's Request:

Variance **FROM:** Section §12-33(A)(7)(b) Unenclosed pools or screen enclosed pools may be placed in a required rear yard subject to the limitations bellow, but shall not be placed in a required front, side, or street side yard **TO:** allow a pool to be located in the required 30 foot street side yard setback and to provide an 11 foot setback as opposed to the code required 30 foot street side yard setback.

Address: 13201 SW 16th Court

Location: Generally located on SW 132nd Avenue between SW 16th Court and SW 14th Place.

**Future Land
Use Plan Map:**

Residential (1 DU/AC)

Existing Zoning:

A-1, Agricultural District

Existing Use :

Single-Family Residence

Parcel Size:

Approximately 0.81

Surrounding Land

<u>Designation:</u>	<u>Surrounding Uses:</u>	<u>Use</u>	<u>Plan</u>
North: DU/AC)	Residential Single-Family	Residential	(1
South: DU/AC)	Residential Single-Family	Residential	(1
East: DU/AC)	Residential Single-Family	Residential	(1
West: DU/AC)	Residential Single-Family	Residential	(1

<u>Surrounding Zoning:</u>
North: R-1, Estate Dwelling District
South: A-1, Agricultural District
East: A-1, Agricultural District
West: A-1, Agricultural District

Zoning History

Related Zoning History:

Records indicate that the existing Future Land Use Plan Map designation and Zoning classification were in place at the time of annexation.

Delegation Request (DG 10-2-07), this application is to vacate the existing bridal path at the east property line.

Applicable Codes and Ordinances

The effective Code of Ordinances governing this project is the Town of Davie Land Development Code.

Land Development Code (Section 12-305), Rezoning, Special Permits, Variances, and Vacations or Abandonment of Rights-of-Way. The purpose of this division is to guide the processing and granting of rezoning, special permits, variances and vacations or abandonment of rights-of-way in a manner consistent with the Town of Davie Comprehensive Plan, existing development and in a manner which protects the public health, safety and welfare.

Land Development Code (Section 12-24 (I) (2)), State Dwelling (R-1) District. The R-1 District is intended to implement the Agricultural and Residential one (1) unit per acre classifications of the Town of Davie Comprehensive Plan and to provide estate residential areas with most of the noncommercial agricultural uses permitted providing a transition from agricultural land to residential dwelling units.

Land Development Code Section 12-81, Conventional Single-Family Development Standards. A-1 zoning district setbacks are front 40-50 feet, side 30 feet, and rear 35 feet.

Comprehensive Plan Considerations

Planning Area:

The subject property falls within Planning Area 2. Planning Area 2 includes the westernmost section of the Town north of Orange Drive and south of SW 14 Street, and bound on the west by Interstate 75 and on the east by SW 100 Avenue. The predominant existing and planned land use is single family residential at a density of one dwelling per acre.

Broward County Land Use Plan: The subject site falls within Flexibility Zone 113.

Applicable Goals, Objectives & Policies:

Future Land Use Plan, Objective 17: Land Use Compatibility and Community Appearance, Policy 17-3: Each development proposal shall be reviewed with respect to its compatibility with adjacent existing and planned uses.

Application Details

Staff finds the application complete and suitable for transmittal to the Planning and Zoning Board and Town Council for further consideration.

At the November 14, 2007 Planning & Zoning Board meeting, Vice-Chair Stevens made a motion, seconded by Mr. Busey, to approve. In a roll call vote, the vote was as follows: Chair Bender – yes; Vice-Chair Stevens – yes; Mr. Busey – yes; Mr. Pignato – yes; Ms. Turin – no. **(Motion carried 4-1).**

Exhibits

File Location: P&Z\Development Applications\Applications\V_Variance\V_07\V 7-02-07 Matt Gulla

Exhibit 1 (*Justification Letter*)

Re: 13201 S.W. 16th Court
Davie, Fl. 33325

July 18, 2007

To Whom It May Concern:

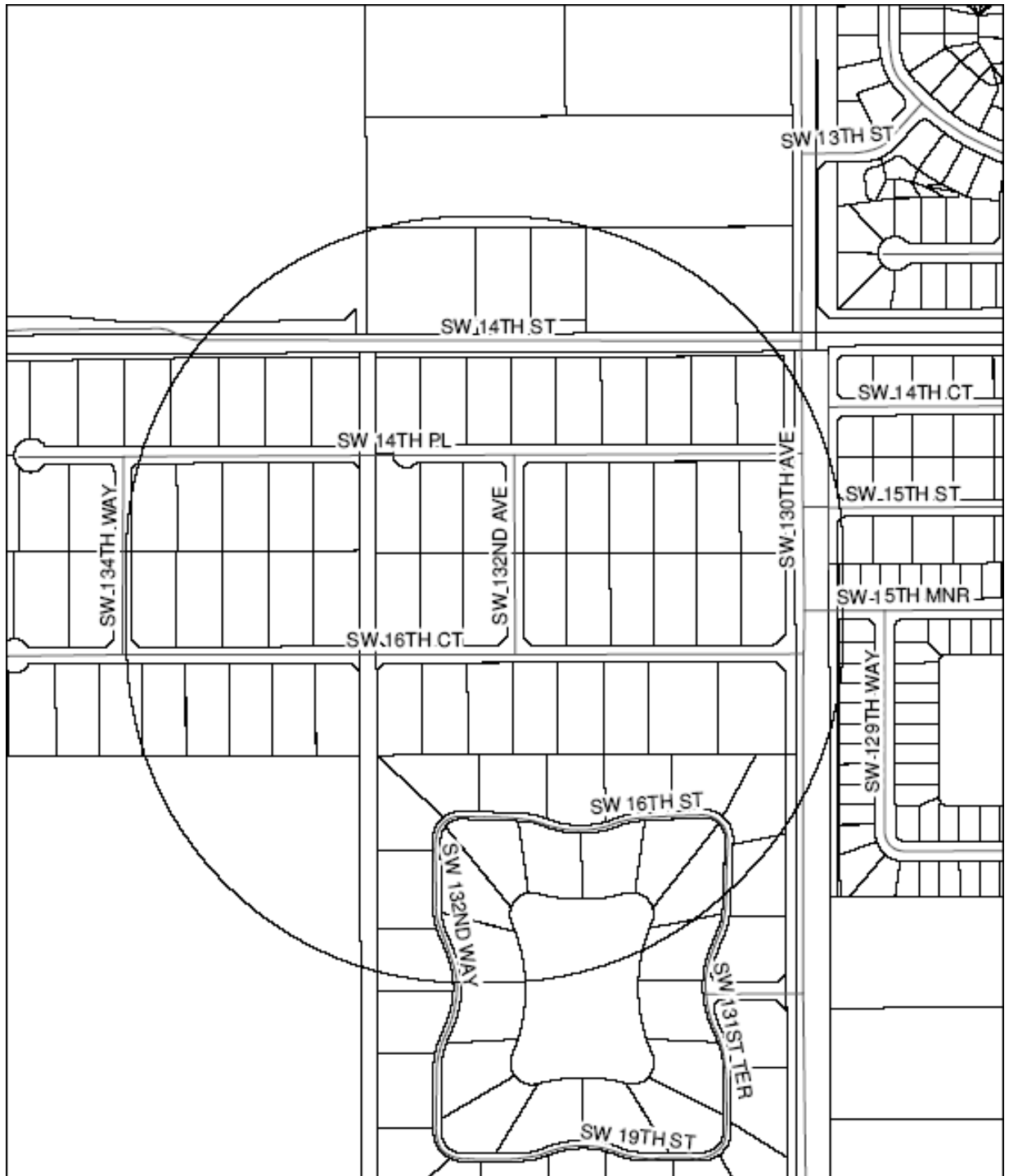
This letter is in reference to my variance submittal. I would like to decrease my side set back 30 ft. and reduce the side set back to 10 ft. My pool and deck have to be rebuilt. The pool is cracked and has structural damage. So I am rebuilding pool and extending the pool and deck on my property. Thank you for your time and consideration. Please feel free to call anytime 954-325-9100.

Cordially,

A handwritten signature in black ink, appearing to read "Matt Gulla", written in a cursive style.

Matt Gulla

Exhibit 2 (*Mail-out Map*)



Prepared by the Town of Davie GIS Division

Prepared by: ID
Date Prepared: 8/2/07

Variance
V 7-2-07
1000 foot buffer

Exhibit 3 (*Mail-out*)

V 7-2-07
Current Occupant
1655 SW 130 AVE
Davie, FL 33325

V 7-2-07
Current Occupant
1661 SW 131 TER
Davie, FL 33325

V 7-2-07
Current Occupant
1723 SW 132 WAY
Davie, FL 33325

V 7-2-07
Current Occupant
13000 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13001 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13010 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13011 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13020 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13021 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13100 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13101 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13110 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13111 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13120 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13121 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13200 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13201 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13210 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13211 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13220 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13221 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13300 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13301 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13310 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13311 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13320 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13321 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13400 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13401 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13410 SW 14 PL
Davie, FL 33325

V 7-2-07
Current Occupant
13175 SW 14 ST
Davie, FL 33325

V 7-2-07
Current Occupant
13201 SW 14 ST
Davie, FL 33325

V 7-2-07
Current Occupant
13251 SW 14 ST
Davie, FL 33325

V 7-2-07
Current Occupant
13051 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13090 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13100 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13150 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13151 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13190 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13191 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13200 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13201 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13250 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13251 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13290 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13291 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13300 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13301 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13310 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13311 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13320 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13321 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13400 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13401 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13410 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13411 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13100 SW 16 ST
Davie, FL 33325

V 7-2-07
Current Occupant
13201 SW 16 ST
Davie, FL 33325

V 7-2-07
Current Occupant
13163 SW 16 ST
Davie, FL 33325

V 7-2-07
Current Occupant
1603 SW 132 WAY
Davie, FL 33325

V 7-2-07
Current Occupant
1600 SW 131 TER
Davie, FL 33325

V 7-2-07
Current Occupant
1590 SW 130 AVE
Davie, FL 33325

V 7-2-07
Current Occupant
1722 SW 132 WAY
Davie, FL 33325

V 7-2-07
Current Occupant
13000 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13101 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13091 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13223 SW 16 ST
Davie, FL 33325

V 7-2-07
Current Occupant
1663 SW 132 WAY
Davie, FL 33325

V 7-2-07
Current Occupant
13133 SW 16 ST
Davie, FL 33325

V 7-2-07
Current Occupant
13193 SW 16 ST
Davie, FL 33325

V 7-2-07
Current Occupant
13160 SW 16 ST
Davie, FL 33325

V 7-2-07
Current Occupant
13190 SW 16 ST
Davie, FL 33325

V 7-2-07
Current Occupant
1662 SW 132 WAY
Davie, FL 33325

V 7-2-07
Current Occupant
13001 SW 16 CT
Davie, FL 33325

V 7-2-07
Current Occupant
13130 SW 16 ST
Davie, FL 33325

V 7-2-07
Current Occupant
1520 SW 130 AVE
Davie, FL 33325

V 7-2-07
Current Occupant
13103 SW 16 ST
Davie, FL 33325

V 7-2-07
Current Occupant
Davie, FL

V 7-2-07
Current Occupant
Davie, FL

V 7-2-07
Current Occupant
Davie, FL

V 7-2-07
Current Occupant
Davie, FL

V 7-2-07
Current Occupant
Davie, FL

V 7-2-07
Current Occupant
Davie, FL

V 7-2-07
Current Occupant
Davie, FL

V 7-2-07
Current Occupant
Davie, FL

V 7-2-07
Current Occupant
Davie, FL

V 7-2-07
Current Occupant
Davie, FL

V 7-2-07
Current Occupant
Davie, FL

V 7-2-07
Current Occupant
Davie, FL

V 7-2-07
Current Occupant
Davie, FL

V 7-2-07
ADCOCK,DAVID & SANDY
1603 SW 132 WAY
DAVIE FL 33325

V 7-2-07
ALEXANDER,ANDREW R
13000 SW 16 CT
DAVIE FL 33325

V 7-2-07
ANDREWS,BARBARA F
13320 SW 16TH CT
DAVIE FL 33325-5711

V 7-2-07
ARNOLD,WAYNE E
13001 SW 14 PL
DAVIE FL 33325-5718

V 7-2-07
BACCALA,GIOGIO
13001 SW 16 CT
DAVIE FL 33325

V 7-2-07
BONITO,MICHAEL G & ADELINE
13100 SW 14TH PL
DAVIE FL 33325-5719

V 7-2-07
BRIERWOOD ESTATES LLC
11441 INTERCHANGE CIR S
MIRAMAR FL 33025

V 7-2-07
CACCIOPPO,PHYLLIS H
13201 SW 14TH PL
DAVIE FL 33325-5722

V 7-2-07
CAIRA,CRAIG M & JULIA O
13110 SW 14TH PL
DAVIE FL 33325-5719

V 7-2-07
CELETTI,GARY &
CELETTI,JESSICA
1611 SW 129 WAY
DAVIE FL 33325

V 7-2-07
CHRISTIAN,JUDD S &
CHRISTIAN,NICOLE
13163 SW 16 ST
DAVIE FL 33325

V 7-2-07
COLLAZO,MARIA
13301 SW 14 PL
DAVIE FL 33325-5724

V 7-2-07
CRENSHAW,WINFRED W & JANET A
13010 SW 14TH PL
DAVIE FL 33325-5717

V 7-2-07
DEPOMPA,RON & SANDRA J
13411 SW 14TH PL
DAVIE FL 33325-5726

V 7-2-07
DESMOND,CHRIS J
PO BOX 551553
FT LAUDERDALE FL 33355

V 7-2-07
DOMINGUEZ,JORGE & MARY ANNE
13103 SW 16 ST
DAVIE FL 33325

V 7-2-07
DRESSSEL,CHARLES J & EMILY S
13311 SW 14TH PL
DAVIE FL 33325-5724

V 7-2-07
DUSKIN,DAWN
13401 SW 14 PL
DAVIE FL 33325-5726

V 7-2-07
EAHEART,DANIEL F & LINDA E
13021 SW 14TH PL
DAVIE FL 33325-5718

V 7-2-07
EARLE,RICHARD B
BACKUS,LESLIE J
13090 SW 16 CT
DAVIE FL 33325-5742

V 7-2-07
EBANKS,MARK L & SHERI A
13101 SW 16 CT
DAVIE FL 33325

V 7-2-07
EMERALD SPRINGS HOMES OF DAVIE
INC
2556 UNIVERSITY DR
CORAL SPRINGS FL 33065-5126

V 7-2-07
FLORIAN,MARIA A
13211 SW 14TH PL
DAVIE FL 33325-5722

V 7-2-07
FONTANA,RICCI J & RAQUEL B
1660 SW 131 TER
DAVIE FL 33325

V 7-2-07
FORD,BRIAN W & ELIZABETH A
1663 SW 132 WAY
DAVIE FL 33325

V 7-2-07
FRITZ,ROBERT M & CINDY LOU
13250 SW 16TH CT
DAVIE FL 33325-5739

V 7-2-07
GILLAN,JOHN J & T J FAM LIV TR
13101 SW 14 PL
DAVIE FL 33325-5720

V 7-2-07
GREEN,JASON E & CHRISTA M
13100 SW 16 ST
DAVIE FL 33325

V 7-2-07
GRIFFEY,RICHARD M
1561 SW 129 WAY
DAVIE FL 33325-5835

V 7-2-07
GRIFFIN,RICHARD A SR TR
13400 SW 16 CT
DAVIE FL 33325-5713

V 7-2-07
GRONBERG,ERIK
PAYNE,DIANNE M
13000 SW 14 PL
DAVIE FL 33325-5717

V 7-2-07
GULLA,MATTHEW & LARA
13201 SW 16 CT
DAVIE FL 33325-5740

V 7-2-07
HANSEN,PAUL &
HANSEN,SUSAN
13200 SW 14 PL
DAVIE FL 33325-5721

V 7-2-07
HAQ,ARSHAD &
YYASMEE,NIGHAT
13321 SW 14 PL
DAVIE FL 33325-5724

V 7-2-07
HAUSMAN,NANCY P
13251 SW 14TH ST
DAVIE FL 33325-5710

V 7-2-07
HECHLER,SALLY E
13220 SW 14TH PL
DAVIE FL 33325-5721

V 7-2-07
HENDRICKS,PAMELA S
13310 SW 16 CT
DAVIE FL 33325

V 7-2-07
HENRY,ALWYN H & INA P
13130 SW 16 ST
DAVIE FL 33325

V 7-2-07
HILLIAR,GLORIA M
13150 SW 16TH CT
DAVIE FL 33325-5737

V 7-2-07
HOI,COMBE,ERNIE
13020 SW 14 PL
DAVIE FL 33325-5717

V 7-2-07
HOWIE,WARREN &
HOWIE,CHRISTY
13111 SW 14TH PL
DAVIE FL 33325-5720

V 7-2-07
JACKSON,ARTHUR III &
JACQUANEISE
13160 SW 16 ST
DAVIE FL 33325

V 7-2-07
JOHNSON,DANY
2525 PONCE DE LEON BLVD 5 FLR
CORAL GABLES FL 33134

V 7-2-07
JOHNSON,DWAYNE D &
JOHNSON,DANY GARCIA
1782 SW 132 WAY
DAVIE FL 33325

V 7-2-07
JOHNSON,NAOMI BROOKS
JOHNSON,ALAN J
1601 SW 129 WAY
DAVIE FL 33325-5837

V 7-2-07
JOHNSON,ROBERT J &
JOHNSON,KATHLEEN C
13310 SW 14 PL
DAVIE FL 33325-5723

V 7-2-07
KEEGAN,ALBERT E & CYNTHIA D
13190 SW 16 CT
DAVIE FL 33325-5737

V 7-2-07
LAUDON,LEWIS L & ROBYN
13300 SW 14TH PL
DAVIE FL 33325-5723

V 7-2-07
LLOYD,PETER &
LLOYD,SUSAN
13091 SW 16 CT
DAVIE FL 33325

V 7-2-07
LORSON ONE LLC
1820 N CORP LKS BLVD STE 207
WESTON FL 33326

V 7-2-07
LOWE,DONALD J
1500 SW 130 AVE
DAVIE FL 33325-5803

V 7-2-07
LUIS,MARLON & CHERYL
13251 SW 16 CT
DAVIE FL 33325-5740

V 7-2-07
MARCANO,RAUL & SUMITRA
1662 SW 132 WAY
DAVIE FL 33325

V 7-2-07
MARTIN,JAY & KATHLEEN
13291 SW 16 CT
DAVIE FL 33325-5740

V 7-2-07
MEZYK,CHARLENE
13321 SW 16TH CT
DAVIE FL 33325-5712

V 7-2-07
NARDI,JAMES R & CELIA LUISA
13100 SW 16TH CT
DAVIE FL 33325-5737

V 7-2-07
NEL,RAYMOND & PETRONELLA
13191 SW 16 CT
DAVIE FL 33325

V 7-2-07
O'BRIEN,ROBERT F & JOYCE
1551 SW 129TH WAY
DAVIE FL 33325-5835

V 7-2-07
OLAFSON,DAVID & ELIZABETH
13301 SW 16 CT
DAVIE FL 33325-5712

V 7-2-07
OLSON,SCOTT & LAVONIA
13420 SW 16 CT
DAVIE FL 33325-5713

V 7-2-07
OWOC,JOHN H
1721 SW 131 TER
DAVIE FL 33325

V 7-2-07
PALESTRANT,ROBERT E & C B
13151 SW 16 CT
DAVIE FL 33325

V 7-2-07
PEREZ,JORGE LUIS & MARLO
GARCIA
1722 SW 132 WAY
DAVIE FL 33325

V 7-2-07
PETER,GEORGE & YVES-ROSE
13210 SW 14 PL
DAVIE FL 33325

V 7-2-07
RIVERA,ELEANOR M
1460 SW 130 AVE
DAVIE FL 33325-5801

V 7-2-07
ROBINSON,ENRIQUE
12951 SW 15 MANOR
DAVIE FL 33325

V 7-2-07
RODRIGUEZ,CRISTINA
1600 SW 131 TER
DAVIE FL 33325

V 7-2-07
ROMER,LYLE ROSS
13223 SW 16 ST
DAVIE FL 33325

V 7-2-07
RYBARCZYK,MICHEL & MIREILLE
13221 SW 14TH PL
DAVIE FL 33325-5722

V 7-2-07
SAN GIOVANNI,JOSEPH G &
ROSALIE
13120 SW 14TH PL
DAVIE FL 33325-5719

V 7-2-07
SANGERMANO,ANTHONY & IDA
13401 SW 16TH CT
DAVIE FL 33325-5714

V 7-2-07
SCHOOL BOARD OF BROWARD COUNTY
ATTN:FACILITY MANAGEMENT
600 SE 3 AVE
FORT LAUDERDALE FL 33301-3125

V 7-2-07
SCOTMAN,ANTHONY
SCOTMAN,BEVERLY
13133 SW 16 ST
DAVIE FL 33325

V 7-2-07
SEVERIN,ANDREA JOY
13400 SW 14 PL
DAVIE FL 33325-5725

V 7-2-07
SHARDA-PERSAD,RADICA
13201 SW 14 ST
DAVIE FL 33325

V 7-2-07
SINGH,BASDEO & DOLLY
13175 SW 14 ST
DAVIE FL 33325-5700

V 7-2-07
STEPHENS,ROBERT G & EILEEN T
13193 SW 16 ST
DAVIE FL 33325

V 7-2-07
STEPP,GREGORY L & ROBIN
13290 SW 16 CT
DAVIE FL 33325

V 7-2-07
STIEVE,DENNIS G & PAULA H
13411 SW 16TH CT
DAVIE FL 33325-5714

V 7-2-07
STORY,MARK A & HEATHER
1723 SW 132 WAY
DAVIE FL 33325

V 7-2-07
SWANSON,BARBARA B
13011 SW 14TH PL
DAVIE FL 33325-5718

V 7-2-07
TAYLOR,JAMES R &
TAYLOR,MARIA E
13121 SW 14 PL
DAVIE FL 33325-5720

V 7-2-07
TISHMAN,ANDREW & LISA
13410 SW 16 CT
DAVIE FL 33325

V 7-2-07
TONYAN,PETER D & JANICE L
13190 SW 16 ST
DAVIE FL 33325

V 7-2-07
VARGAS,JOHN R & VALENTINA
13051 SW 16 CT
DAVIE FL 33325-5738

V 7-2-07
VOSCHIN,MATTHEW J & JOYCE I
13311 SW 16TH CT
DAVIE FL 33325-5712

V 7-2-07
WOLFE,WILLIAM E &
WOLFE,JAMIE L
13200 SW 16TH CT
DAVIE FL 33325-5739

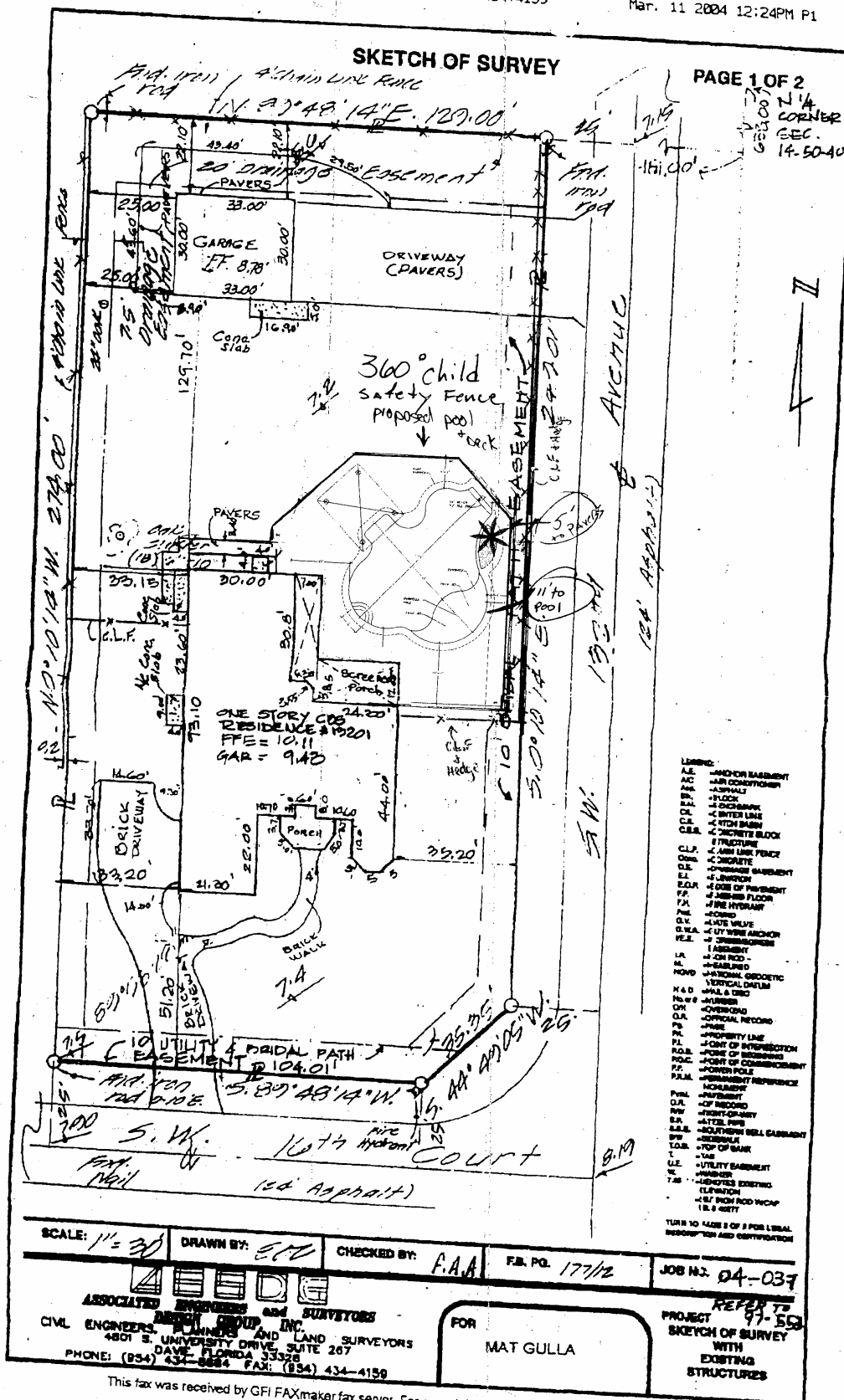
V 7-2-07
YOUNG,WILLIAM L
13300 SW 16TH CT
DAVIE FL 33325-5711

V 7-2-07
ZAGACKI,JOSEPH S & CHERYL A
13410 SW 14TH PL
DAVIE FL 33325-5725

Exhibit 4 (*Conceptual Site Plan/Survey*)

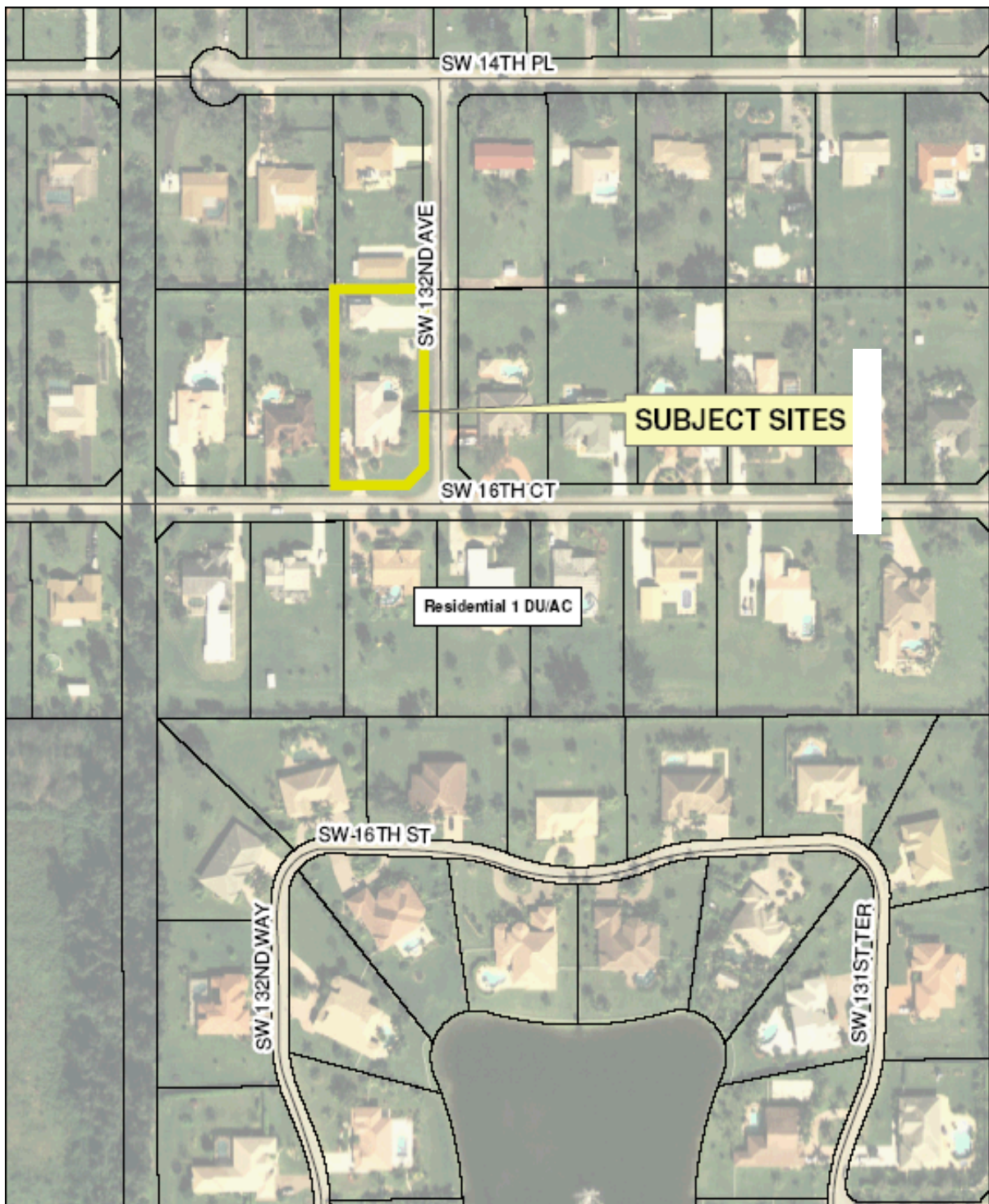
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N 1/4
CORNER
SEC.
14-50-40

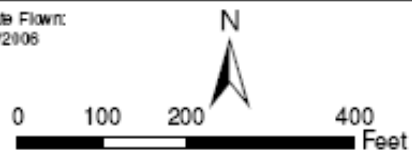


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Exhibit 5 (*Future Land Use Map*)



Date Flown:
12/29/06



Prepared by the Town of Davie GIS Division

Variance
V 7-2-07

Future Land Use Map

Prepared by: ID
Date Prepared: 9/2/07

Exhibit 6 (Aerial, Zoning, and Subject Site Map)

